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MR HOMES  
SALES & LETTINGS



Knightswell Close,  
Culverhouse Cross,  
Cardiff CF5 4NA

Guide Price £315,000 to £325,000  
Freehold

# Knightswell Close, Culverhouse Cross, Cardiff CF5 4NA.

- MODERN & EXTENDED 3-BED DETACHED FAMILY HOME
- SET ON A LARGE CORNER PLOT & A QUIET CUL-DE-SAC
- CLOAKROOM/DOWNSTAIRS W.C
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM & SEPARATE DINING ROOM
- LARGE CONSERVATORY
- OFFICE & UTILITY
- LARGE 'BRICK-PAVED' DRIVEWAY
- VERY LARGE & ENCLOSED CORNER REAR GARDEN
- FREEHOLD



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A DETACHED 3-BED MODERN & SPACIOUS EXTENDED FAMILY HOME, SET ON A LARGE CORNER PLOT - QUIET CUL-DE-SAC LOCATION - PRIVATE DEVELOPMENT - SPACIOUS LIVING ROOM with CUSTOM BUILT OFFICE/STUDY/UTILITY - MODERN FITTED KITCHEN - SEPARATE DINING ROOM - LARGE CONSERVATORY with BLUE TINTED GLASS ROOF - CLOAKROOM/DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS - ULTRA MODERN SHOWER ROOM - PRIVATE 'BRICK-PAVED' LARGE DRIVEWAY - SIDE GATE ACCESS into THE VERY LARGE & ENCLOSED CORNER REAR GARDEN - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Extended 3-Bedroom Detached Family Residence, Located in a Quiet Cul-De-Sac of Culverhouse Cross and Set On a Large Corner Plot, The Property comprises in brief; Entrance Hallway, Newly Fitted Cloakroom/Downstairs W.c, Modern Fitted Kitchen, Dining Room, Spacious Living Room, Custom Built Office/Study/Utility, Conservatory, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Immaculate Shower Room. To the Front is a Large 'Brick-Paved' Driveway and to the Side is a Lockable Side Gate Accessing the Large & Enclosed Low-Maintenance Corner Rear Garden.

uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal 30kw Combi-Boiler (Fitted 2018). Wireless Hive Smart Thermostat.

**EPC Rating = D. & Council Tax Band = D.**

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

**WWW.MR-HOMES.CO.UK**



## Entrance Hallway

6' 3" x 2' 11" (1.90m x 0.89m)

## Cloakroom/ Downstairs W.c

5' 6" x 3' 7" (1.68m x 1.09m)

## Kitchen

12' 5" x 9' 0" (3.78m x 2.74m)

## Dining Room with Storage Cupboards

14' 10" x 8' 0" (4.52m x 2.44m)

## Living Room

13' 8" x 11' 6" (4.16m x 3.50m)



## Office/ Study & Utility

9' 0" x 3' 11" (2.74m x 1.19m)

## Conservatory/ Sunroom

12' 5" x 9' 3" (3.78m x 2.82m)

## 1st Floor Landing

## Bedroom 1

12' 10" x 8' 7" (3.91m x 2.61m)



## Bedroom 2

11' 8" x 8' 2" (3.55m x 2.49m)

## Bedroom 3

8' 10" x 8' 10" (2.69m x 2.69m)

## Shower Room

8' 2" x 5' 8" (2.49m x 1.73m)

Outside Front - Low-Maintenance - Laid Slate Chippings to Border - Lockable Side Gate Access into Rear Garden



Large Rear Corner Garden - Enclosed by Feather-Edge Fencing  
Natural Stone Patio, Astroturf, Raised Sleepers with Slate Chippings to Border.

Large Brick-Paved Driveway to Front



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF & THE VALE

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